

ZONING BOARD OF APPEALS

April 17, 2014

TO MEMBERS:

Robert F. Hannon, Chairman
Caren M. Genovese, Vice Chairman
Donald F. Clark, Secretary
Joseph P. Villano
Joel I. Rudikoff

William D. O'Hare Alternate
Jacob M. Piekarski, Alternate
Michelle L. Bonora, Alternate

TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator

AGENDA

There will be a meeting of the Zoning Board of Appeals on Thursday, April 17, 2014, at 7:30 PM at the Mildred A. Wakeley Recreation Center, 7 Linsley Street in Room #2 to consider the following applications:

1. #14-04 Application of James Bennett, Applicant and Owner, relative to 35 Monroe Street, (Map 74, Lot 11) per Section 2.1.1.6, requesting a variance to permit the outdoor parking of one vehicle exceeding three quarter ton capacity on a lot in a residential zoning district. R-20 Zoning District.
2. #14-05 Application of James Marshall and Patricia Jackson-Marshall, Applicants and Owners, relative to 10 Watson Avenue, (Map 46, Lot 131) per Section 2.1.1.9, requesting a front yard variance of 48.5' to permit a front yard setback of 1.5' where 50' is required along the south side of the property (Pequot Avenue) and requesting a front yard variance of 17' to permit a front yard setback of 33' where 50' is required along the west side of the property (Watson Avenue). R-20 Zoning District.

3. #14-06 Application of Cumberland Farms, Inc., Applicant, Sal's Cafe & Vic's Pizza LLC, Owners, relative to 249 State Street, (Map 43, Lot 37) per section 5.1.2, requesting a rear yard variance of 19.5' to permit a rear yard setback of 20.5' where 40' is required. IL-30 Zoning District.

4. #14-07 Application of Suite Developments, LLC, Applicant and Owner, relative to 3 Lincoln Street, (Map 73, Lot 61) per Section 4.4.2, requesting a front yard variance of 0.4' to permit a front yard setback of 49.6' where 50' is required, and requesting a rear yard variance of 3' to permit a rear yard setback of 22' where 25' is required and per Section 8.3.3.1, requesting approval to enlarge an existing non-conforming building. CB-20 Zoning District.

DELIBERATION SESSION: - #14-04, 35 Monroe Street
 - #14-05, 10 Watson Avenue
 - #14-06, 249 State Street
 - #14-07, 3 Lincoln Street

OTHER: None

CORRESPONDENCE: Cease & Desist Orders – (2)

MINUTES: March 20, 2014

ADJOURN: